



Mr. and Mrs. David E. Gibson  
6017 Loreley Beach Road  
White Marsh, MD 21162

RE: Case No. 93-292-A, Item No. 307  
Petitioner: David E. Gibson, et ux  
Petition for Administrative Variance

Dear Mr. and Mrs. Gibson:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 9, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No: \* 307 (LEO)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 383-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: March 24, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 299, 305, 307, 309 and 310.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL:lw

299.ZAC/ZAC1

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21206-5500

MARCH 24, 1993

(410) 981-1500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: EAVIE F. GIBSON AND FINRELY S. GIBSON

Location: #6017 LORELEY BEACH ROAD

Item No.: \* 307 (LEO) Zoning Agenda: MARCH 22, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are officially and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved  
Planning Division Fire Prevention Bureau  
Special Inspection Division

JP/KEH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: April 22, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 307  
Gibson Property  
Chesapeake Bay Critical Area Findings

APR 23 1993

#### SITE LOCATION

The subject property is located at 6017 Loreley Beach Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME David and Kimberly Gibson

#### APPLICANT PROPOSAL

The applicant has requested a variance from section 1A01.3B3 of the Baltimore County Zoning Regulations to permit a sideyard setback of 10 feet in lieu of the required 35 feet.

#### GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.0>.

Mr. Arnold E. Jablon  
April 22, 1993  
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#### REGULATIONS AND FINDINGS

- Regulation: "A minimum 25 foot buffer shall be maintained around all non-tidal wetlands so that development or other activities will not adversely affect the wetlands or the wildlife contained therein" <Baltimore County Code Section 26-448(a)>.

Finding: No non-tidal wetlands were found on this site or in the vicinity of the site.

- Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.

- Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Finding: This property is adjacent to the tidal waters of Bird River. The existing house is approximately 85 feet from mean high water allowing a buffer of approximately 85 feet to be established. No clearing, grading, or construction shall be permitted in the buffer.

- Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

Finding: The amount of impervious areas shall not exceed 3,745 square feet or 25% of the lot. This includes all building structures, paved and crusher run driveways and parking pads, swimming pools, or any other impervious surfaces. The proposed addition will bring the impervious surface up to 2,767 square feet or 18.5% of the lot, and is in compliance with the above regulation.

- Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Mr. Arnold E. Jablon  
April 22, 1993  
Page 3

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a seepage pit or drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.

- Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

Finding: This property currently contains and must maintain at least 15% tree cover.

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from substrate flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

#### CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

J. James Dieter  
Department of Environmental Protection  
and Resource Management

tnm

Attachment

cc: David and Kimberly Gibson

GIBSON/MQBCBA

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

March 31, 1993

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #307  
Gibson Property; 6017 Loreley Beach Road  
Zoning Advisory Committee Meeting of March 22, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.
- A soil evaluation has been done on this property relevant to the requested addition. Soils are unsuitable for septic repair and public sewers are not readily available. Ground Water Management recommends disapproval of the variance. The applicant may contact Mr. Thomas Ernst or Mr. Rob Powell at 887-2762.

JLP:jbm

GIBSON/TXIRMP

April 22, 1993

MR. DAVID GIBSON  
6017 LORELEY BEACH ROAD  
WHITE MARSH, MD 21162

Dear Mr. Gibson:

Building Permit application number B-1-5-6-9-0-3, for a addition to dwelling located at 6017 LORELEY BEACH ROAD, E.D. 11

SEPTIC SYSTEM DESIGN

Permission is granted to use the existing sewage disposal system.

Prior to completion of the addition, the following must be accomplished:

- 1) Install a pressure reduction valve on incoming water service line to reduce water pressure to less than 60 psi.
- 2) Install flow reducers (rated 2 gpm or less) on all faucets and showerheads.
- 3) The septic tank must be cleaned, inspected, repaired as necessary, and a manhole brought to grade.

A plumbing permit is required for installation of an on site sewage disposal system. Installation detail shall conform with the Baltimore County Plumbing and Gasfitting Code. This office must be contacted if any deviation to specification or location of the sewage disposal system is desired. Deviation requests must be accompanied by revised site plans showing all structures, water well, sewage disposal system and reserve area, for review and approval prior to system construction.

An inspection must be made by the Plumbing Inspection Division at the time the absorption trench is completely excavated to verify the final depth and grade of the trench. A transit or similar device must be provided.

WATER SUPPLY SYSTEM

Served by the metropolitan water supply system.

If there are any questions regarding the above, please contact Mr. J. Robert Powell at (410) 887-2762.

Sincerely,

*J. Robert Powell, P.E.*

J. Robert Powell, P.E.  
Program Supervisor  
GROUND WATER MANAGEMENT

JRP:js



111 West Chesapeake Avenue  
Towson, MD 21204

March 18, 1993

(410) 887-3353

David and Kimberly Gibson  
6017 Loreley Beach Road  
White Marsh, Maryland 21162

Re: CASE NUMBER: 93-292-A (Item 307)  
5/8 Loreley Beach Road, 725' E of North Loreley Beach Road  
6017 Loreley Beach Road  
11th Election District - 5th Councilmanic  
Petitioner(s): David S. Gibson and Kimberly S. Gibson

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before March 28, 1993. The closing date (April 12, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

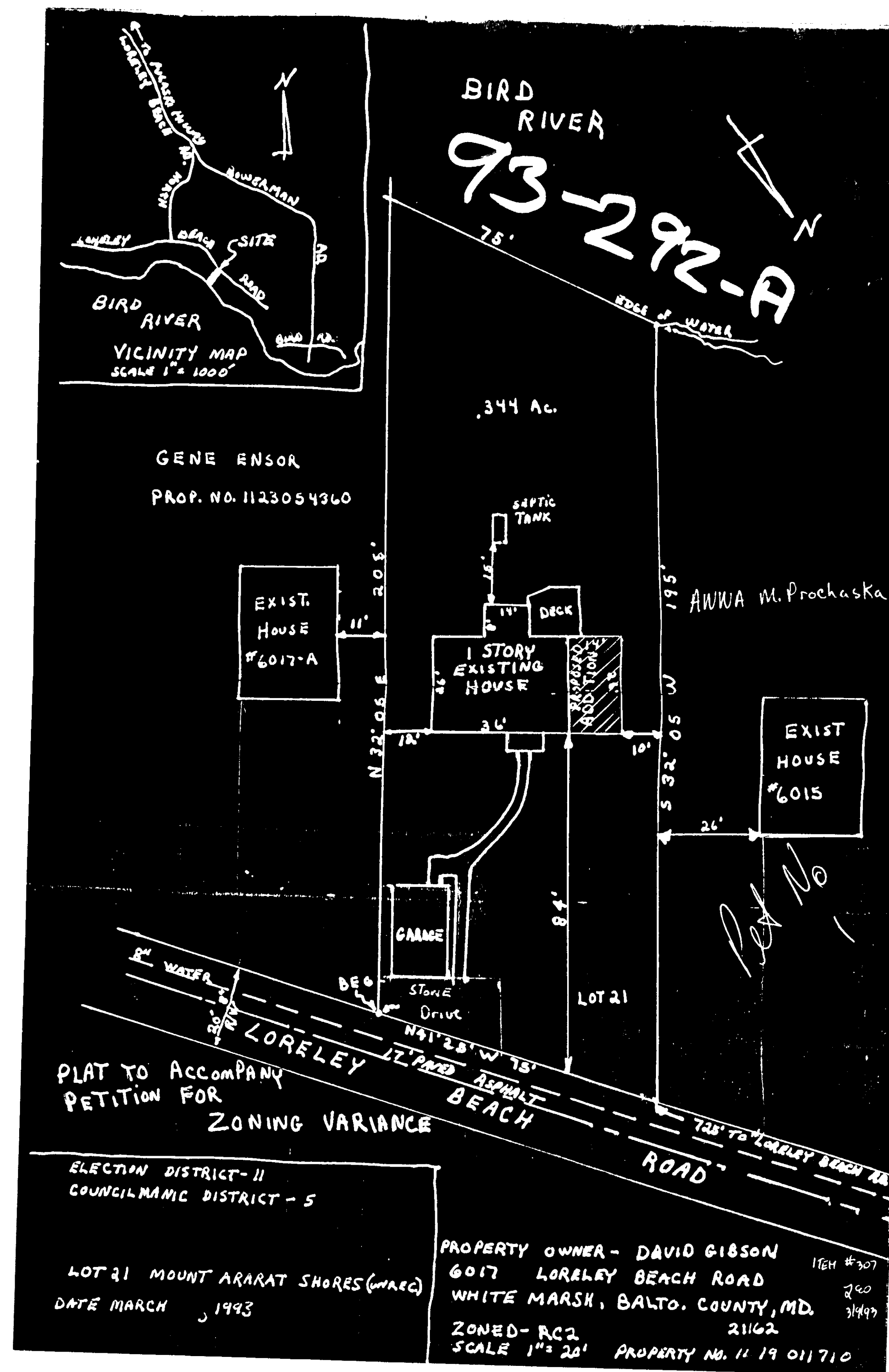
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Arnold Martin*

Arnold Martin  
Director



Printed on Recycled Paper





M - NE MM - NW  
M - SE MM - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

~~1988 COMPREHENSIVE ZONING MAP~~  
~~Adopted by the Baltimore County Council~~  
~~Oct. 13, 1988~~  
~~Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88~~  
~~*[Signature]*~~  
~~Chairman, County Council~~

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard*  
Chairman, County Council

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
BIRD RIVER  
VICINITY

SHEET  
N.E.  
8-K

93-292-A